

MULTIFAMILY HOUSING PLANS

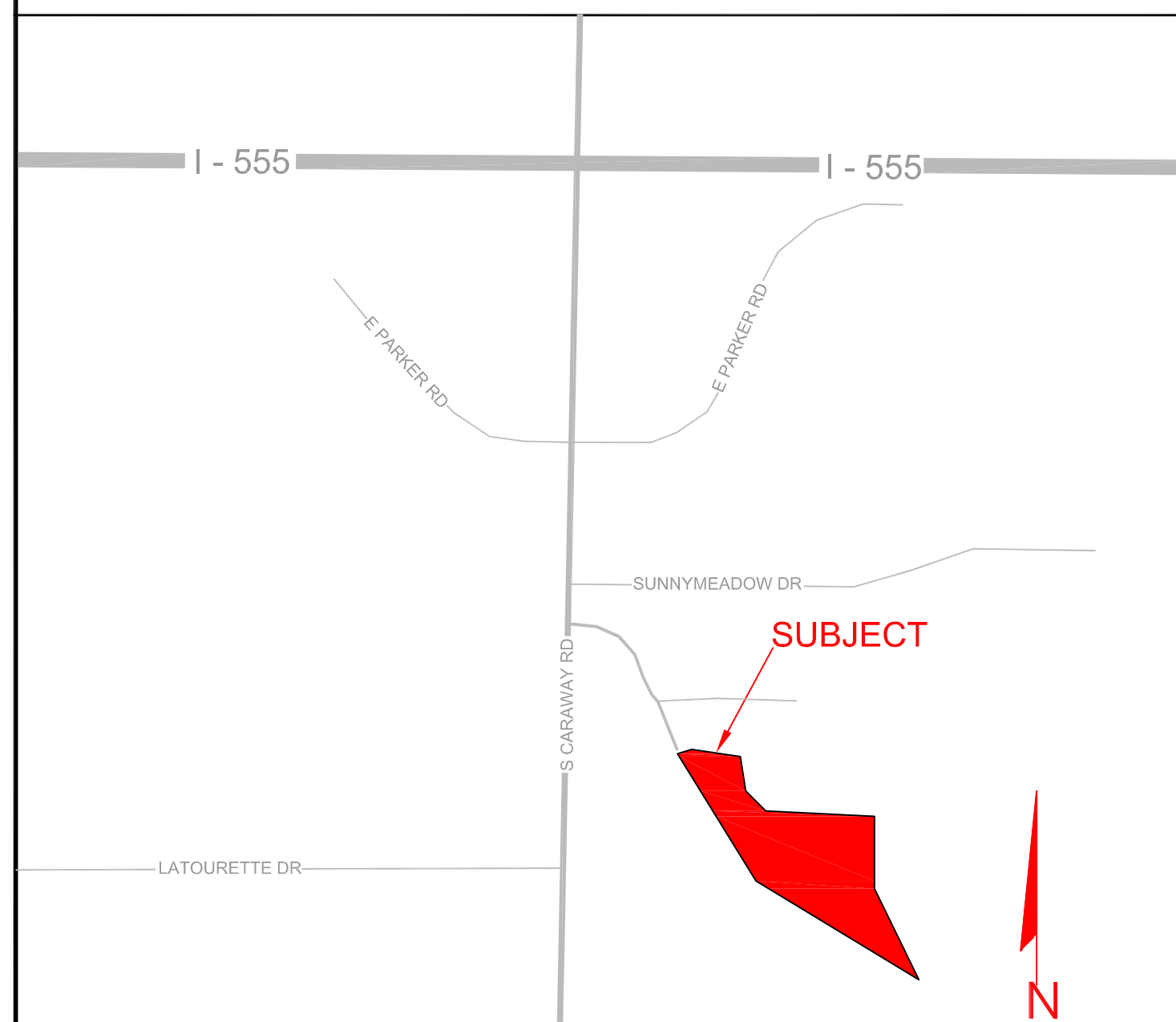
CRAIGHEAD COMMONS PHASE 3

JONESBORO, ARKANSAS

JULY, 2016

INDEX TO SHEETS

- 1 OF 7 TITLE SHEET / INDEX
- 2 OF 7 GENERAL PLAN
- 3 OF 7 GRADING/DRAINAGE PLAN
- 4 OF 7 GRADING/DRAINAGE PLAN
- 5 OF 7 GRADING/DRAINAGE PLAN
- 6 OF 7 DETAILS
- 7 OF 7 DETAILS



VICINITY MAP

NTS



Know what's below.
Call before you dig.

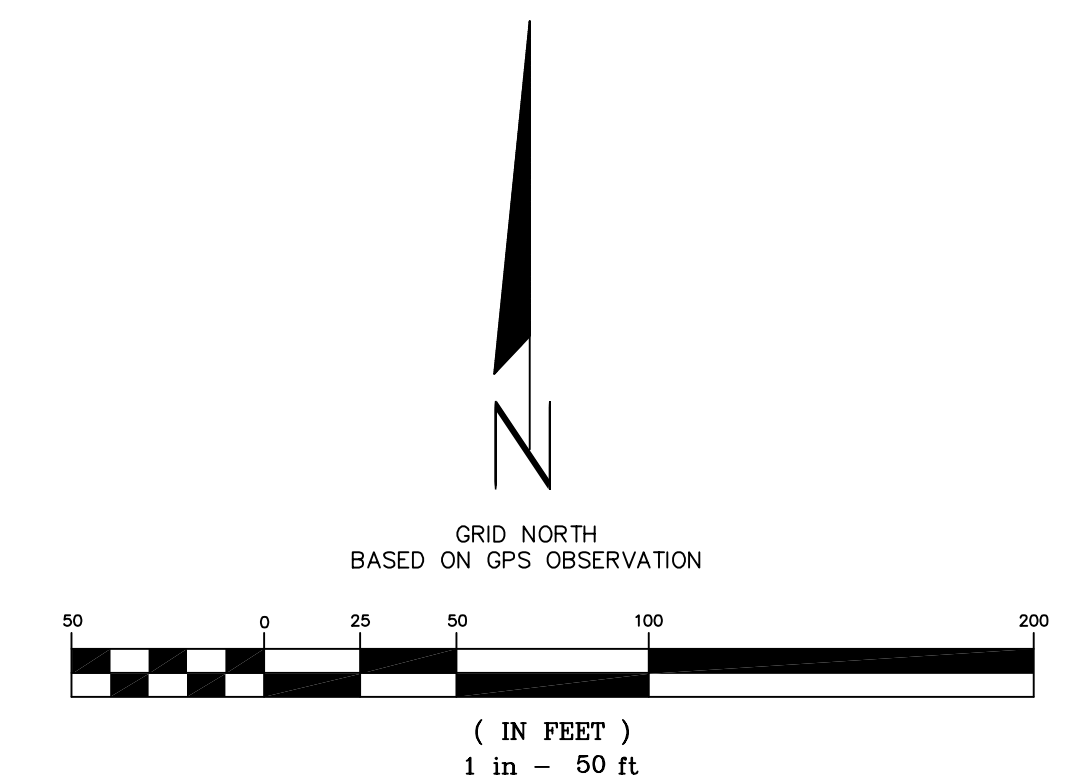
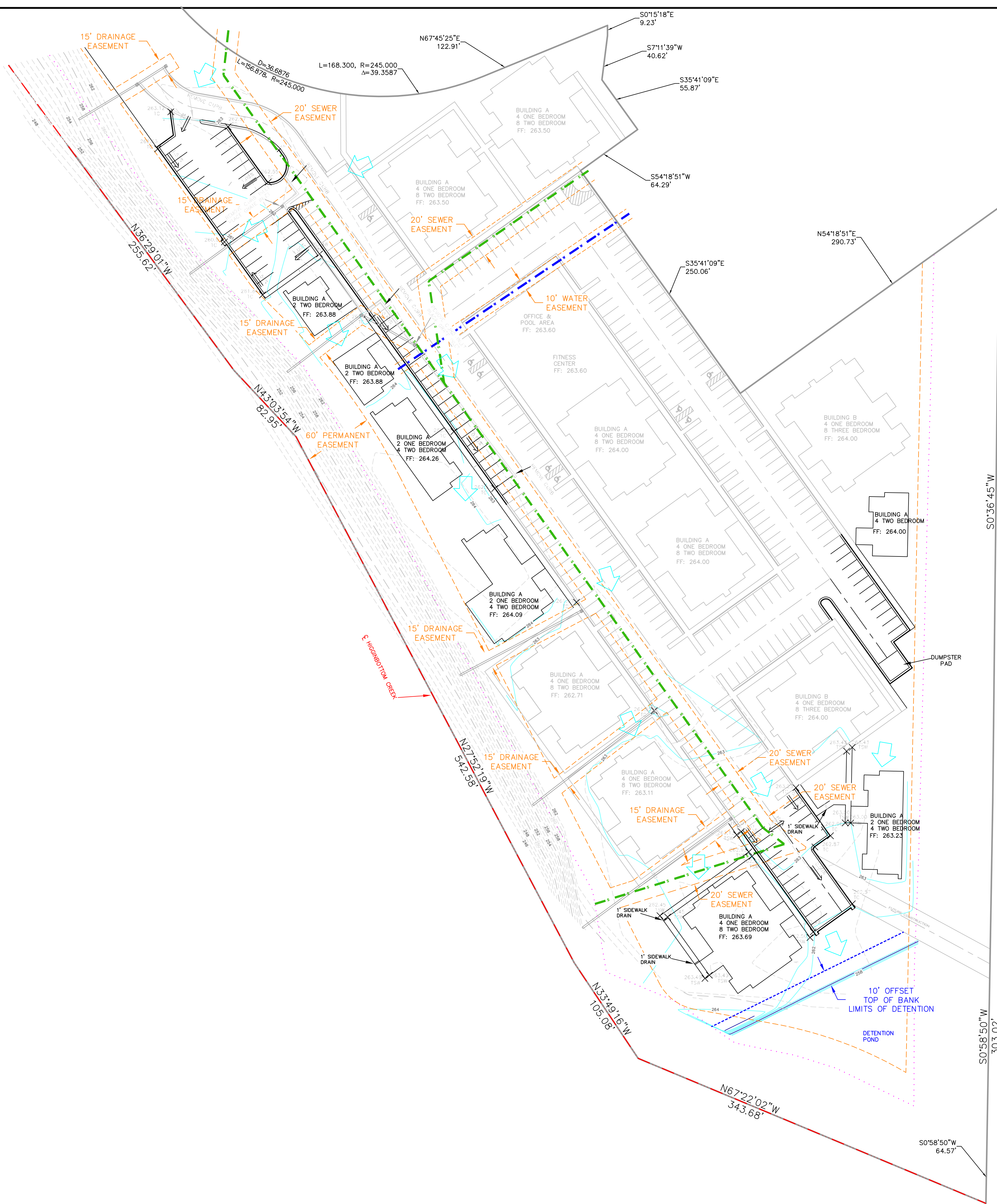
DATE	REVISION	BY

MULTIFAMILY HOUSING PLANS
CRAIGHEAD COMMONS PHASE 3
JONESBORO, ARKANSAS

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
4508 STADIUM BLVD STE D
JONESBORO, AR 72404
870-931-1420

CLARENCE W. "MAC" MCALISTER, PE, PS

DRAWN BY: DW	CHECKED BY: CM
SCALE:	DATE: 11JUL16
CAD FILE CRAIGHEADCOMMONSPLAN	
DWG REF.	
JOB NO. 1672958	SHEET 1 / 7
PROJECT 1672958	△



- LEGEND**
- - - - - EXISTING LINE WORK
 - - - - - PROPOSED LINE WORK
 - - - - - TOP OF BANK
 - - - - - DIRECTION OF FLOW
 - - - - - GENERAL DRAINAGE
 - - - - - EXISTING WATER
 - - - - - EXISTING SEWER
 - - - - - EASEMENTS

NOTE: THIS REQUEST RELATES TO JONESBORO FILE # SP-13-16, A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT.

NOTES:

1. GPS CONTROL - GPS OBSERVATION, ARKANSAS STATE PLANE NORTH ZONE
2. HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
3. VERTICAL CONTROL - NAVD 88, THIRD ORDER VERTICAL
4. OWNER INFORMATION: CEASAR ISLAS
ENGINEER INFORMATION: McALISTER ENGINEERING, 4508 STADIUM BLVD SUITE D, JONESBORO, AR 72404
5. PROPERTY IS PARTIALLY LOCATED IN THE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 05031C0134-C, EFFECTIVE DATE: SEPTEMBER 27, 1991
6. (ADA COMPLIANCE) ACCESSIBLE PARKING AND ROUTE MAXIMUM SLOPES - CROSS-SLOPES 1:50 (2%), ACCESSIBLE ROUTE 1:20 (5%), RAMPS 1:12 (8.3%)
7. PLACE CONSTRUCTION ENTRANCE/EXIT TO CONTROL TRACKING OF SEDIMENT ONTO ROADWAYS. STABILIZE ANY CUT SLOPE IMMEDIATELY WITH SEEDING, SPRIGGING, SODDING, OR OTHER APPROVED METHOD UPON COMPLETION TO PREVENT EROSION.
8. ALL UTILITIES EXIST ON SITE; THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 200' NORTH OF SUBJECT ON EXECUTIVE SQUARE.
9. STABILIZE SLOPES GREATER THAN 3:1 WITH TERRACED LANDSCAPING, RIPRAP, GEOGRID, RETAINING WALL, PAVING OR OTHER ARCHITECT/ENGINEER APPROVED METHOD.
10. FILL IN EXCESS OF 8" SHALL BE COMPACTED IN 8" LIFTS.
11. ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS STORMWATER DRAINAGE DESIGN MANUAL.
12. EXISTING SOIL TYPE: FALAYA SILT LOAM (0-1% SLOPES) TYPE B/D
13. NO DETENTION STORAGE REQUIRED - IMPERVIOUS ADDITION LESS THAN 2000 SQ. FT.
14. MINIMUM REQUIRED ZONING SETBACKS: COMMERCIAL (C-3)
STREET SETBACK - 25'
SIDE SETBACK - 10'
REAR SETBACK - 20'
15. PARKING REQUIREMENTS BASED ON "MULTIFAMILY HOUSING" 1.75 SPACE PER ONE BEDROOM, 2.25 SPACE PER TWO BEDROOM, 3.00 SPACE PER THREE BEDROOM = 295 REQUIRED SPACES, 295 SPACES PROVIDED (8 SPACES ARE ADA COMPLIANT).
16. NUMBER OF PROPOSED UNITS: 7 NEW STRUCTURES

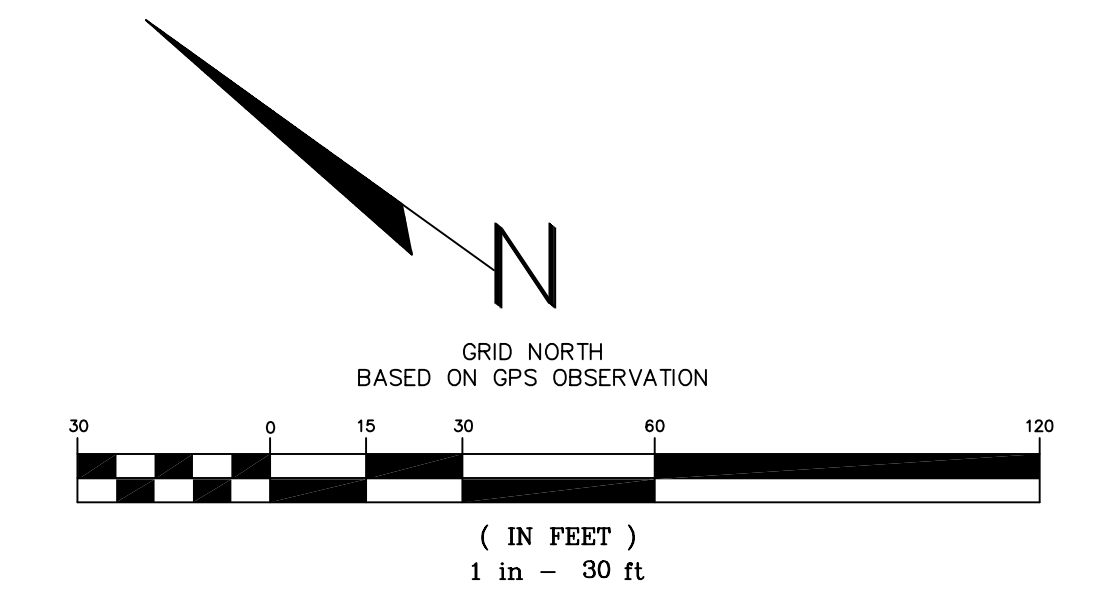
ONE BEDROOM: 10
TWO BEDROOM: 28
TOTAL UNITS: 34
17. ALL PROPOSED SIDE WALKS TO BE 5' WIDE.

GRADING AND DRAINAGE

**MULTIFAMILY HOUSING PLANS
CRAIGHEAD COMMONS PHASE 3
JONESBORO, ARKANSAS**



McALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING <small>4508 STADIUM BLVD, STE D JONESBORO, AR 72404 870-931-1420</small>	DRAWN BY: DW	CHECKED BY: CM/JH
	SCALE: 1" = 50'	DATE: 11JUL16
	CAD FILE CRAIGHEADCOMMONSPLAN	
	DWG REF.	
CLARENCE W. "Mac" McALISTER, PE, PS	JOB NO. 1672958	SHEET 2 / 7
DATE	REVISION	BY

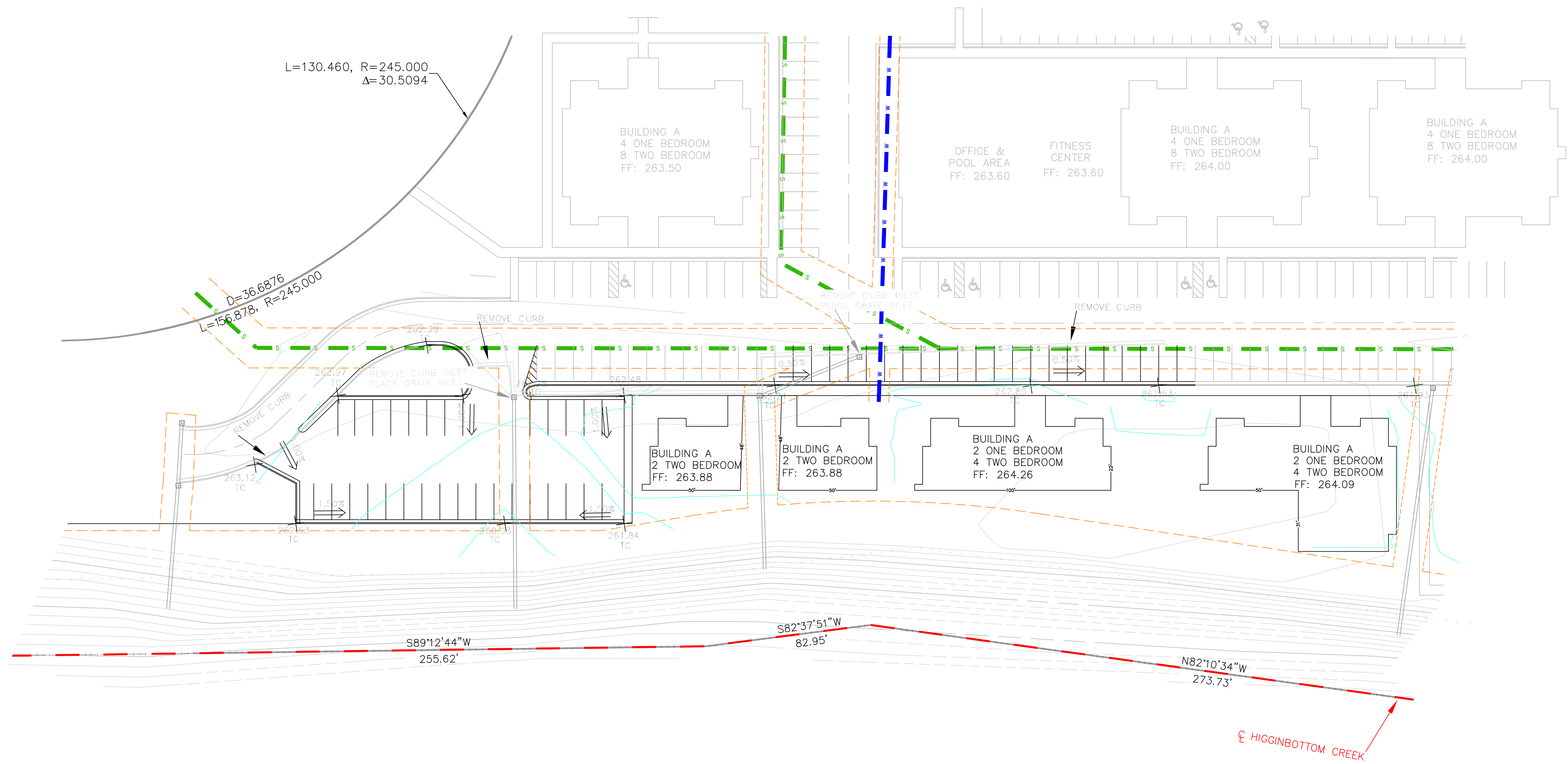


- LEGEND**
- - - - - EXISTING LINE WORK
 - - - - - PROPOSED LINE WORK
 - - - - - TOP OF BANK
 - - - - - DIRECTION OF FLOW
 - - - - - GENERAL DRAINAGE
 - - - - - EXISTING WATER
 - - - - - EXISTING SEWER
 - - - - - EASEMENTS

NOTE: THIS REQUEST RELATES TO JONESBORO FILE # SP-13-16, A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT.

NOTES:

1. GPS CONTROL - GPS OBSERVATION, ARKANSAS STATE PLANE NORTH ZONE
2. HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
3. VERTICAL CONTROL - NAVD 88, THIRD ORDER VERTICAL
4. OWNER INFORMATION: CEASAR ISLAS
ENGINEER INFORMATION: McALISTER ENGINEERING, 4508 STADIUM BLVD SUITE D, JONESBORO, AR 72404
5. PROPERTY IS PARTIALLY LOCATED IN THE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 05031C0134-C, EFFECTIVE DATE: SEPTEMBER 27, 1991
6. (ADA COMPLIANCE) ACCESSIBLE PARKING AND ROUTE MAXIMUM SLOPES - CROSS-SLOPES 1:50 (2%), ACCESSIBLE ROUTE 1:20 (5%), RAMP 1:12 (8.3%)
7. PLACE CONSTRUCTION ENTRANCE/EXIT TO CONTROL TRACKING OF SEDIMENT ONTO ROADWAYS. STABILIZE ANY CUT SLOPE IMMEDIATELY WITH SEEDING, SPRIGGING, SODDING, OR OTHER APPROVED METHOD UPON COMPLETION TO PREVENT EROSION.
8. ALL UTILITIES EXIST ON SITE; THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 200' NORTH OF SUBJECT ON EXECUTIVE SQUARE.
9. STABILIZE SLOPES GREATER THAN 3:1 WITH TERRACED LANDSCAPING, RIPRAP, GEOGRID, RETAINING WALL, PAVING OR OTHER ARCHITECT/ENGINEER APPROVED METHOD.
10. FILL IN EXCESS OF 8" SHALL BE COMPACTED IN 8" LIFTS.
11. ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS STORMWATER DRAINAGE DESIGN MANUAL.
12. EXISTING SOIL TYPE: FALAYA SILT LOAM (0-1% SLOPES) TYPE B/D
13. NO DETENTION STORAGE REQUIRED - IMPERVIOUS ADDITION LESS THAN 2000 SQ. FT.
14. MINIMUM REQUIRED ZONING SETBACKS: COMMERCIAL (C-3)
STREET SETBACK - 25'
SIDE SETBACK - 10'
REAR SETBACK - 20'
15. PARKING REQUIREMENTS BASED ON "MULTIFAMILY HOUSING" 1.75 SPACE PER ONE BEDROOM, 2.25 SPACE PER TWO BEDROOM, 3.00 SPACE PER THREE BEDROOM = 295 REQUIRED SPACES, 295 SPACES PROVIDED (8 SPACES ARE ADA COMPLIANT).
16. NUMBER OF PROPOSED UNITS: 7 NEW STRUCTURES
ONE BEDROOM: 10
TWO BEDROOM: 28
TOTAL UNITS: 34
17. ALL PROPOSED SIDE WALKS TO BE 5' WIDE.



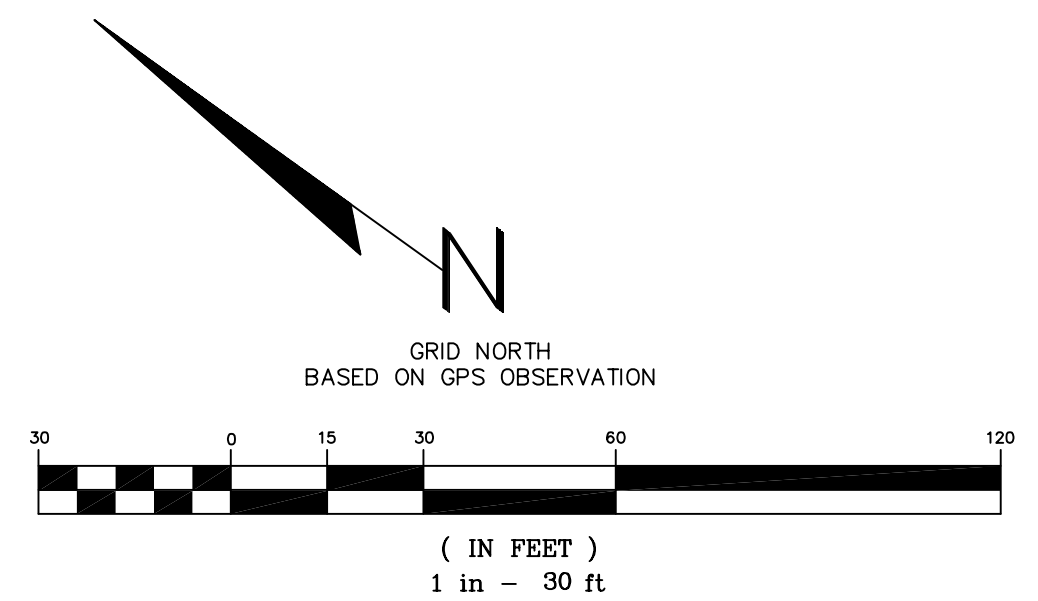
GRADING AND DRAINAGE

**MULTIFAMILY HOUSING PLANS
CRAIGHEAD COMMONS PHASE 3
JONESBORO, ARKANSAS**



McALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 4508 STADIUM BLVD, STE D JONESBORO, AR 72404 870-931-1420	DRAWN BY: DW SCALE: 1" = 30' CAD FILE CRAIGHEADCOMMONSPLAN DWG REF.	CHECKED BY: CM/JH DATE: 11JUL16 JOB NO. 1672958 SURVEY #
	CLARENCE W. "MAC" McALISTER, PE, PS	
	SHEET 3 / 7	
	SURVEY #	

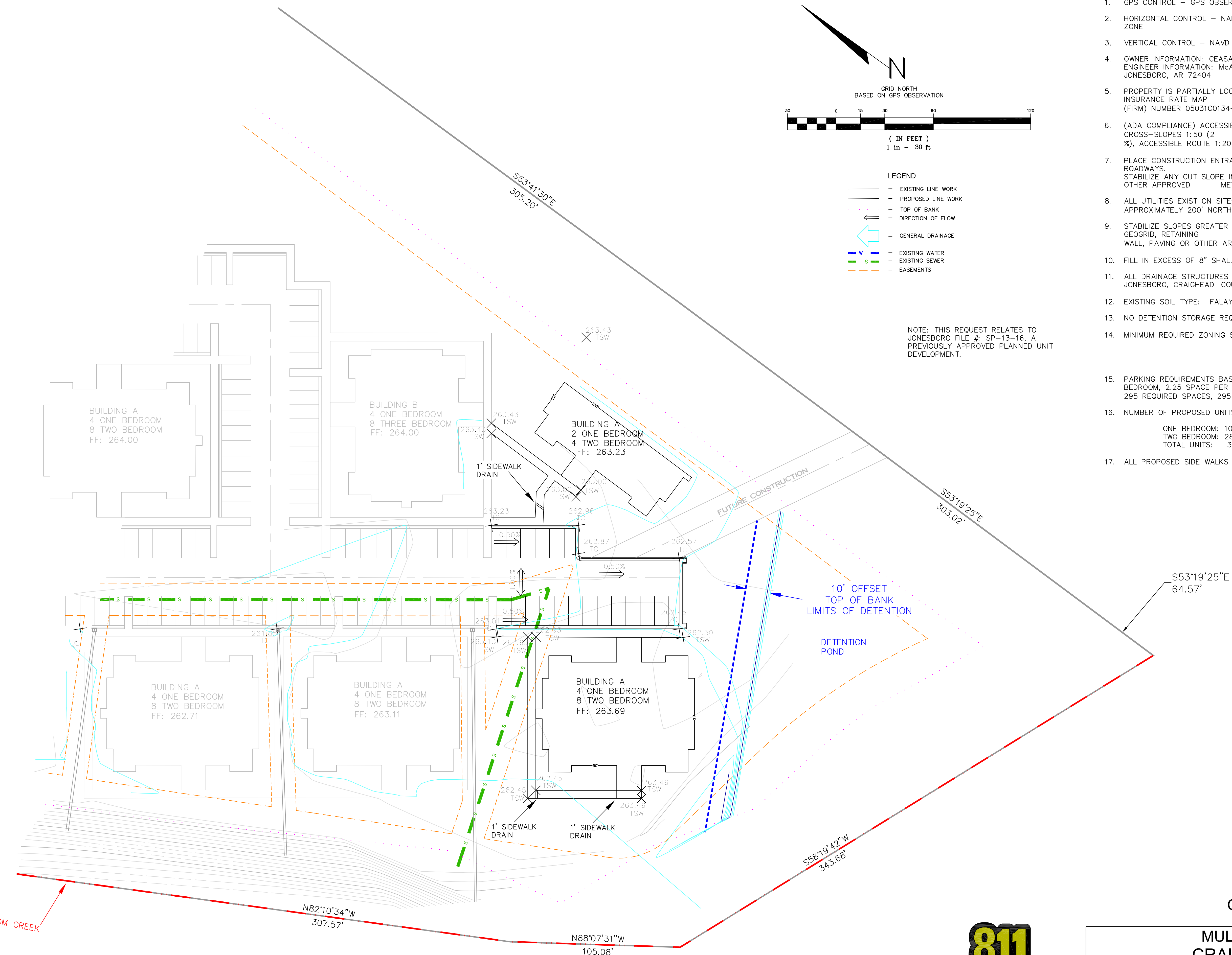
DATE	REVISION	BY



- LEGEND**
- - - EXISTING LINE WORK
 - - - PROPOSED LINE WORK
 - - - TOP OF BANK
 - - - DIRECTION OF FLOW
 - - - GENERAL DRAINAGE
 - - - EXISTING WATER
 - - - EXISTING SEWER
 - - - EASEMENTS

NOTE: THIS REQUEST RELATES TO JONESBORO FILE # SP-13-16, A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT.

- NOTES:
1. GPS CONTROL - GPS OBSERVATION, ARKANSAS STATE PLANE NORTH ZONE
 2. HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
 3. VERTICAL CONTROL - NAVD 88, THIRD ORDER VERTICAL
 4. OWNER INFORMATION: CEASAR ISLAS
ENGINEER INFORMATION: McALISTER ENGINEERING, 4508 STADIUM BLVD SUITE D, JONESBORO, AR 72404
 5. PROPERTY IS PARTIALLY LOCATED IN THE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 05031C0134-C, EFFECTIVE DATE: SEPTEMBER 27, 1991
 6. (ADA COMPLIANCE) ACCESSIBLE PARKING AND ROUTE MAXIMUM SLOPES - CROSS-SLOPES 1:50 (2%), ACCESSIBLE ROUTE 1:20 (5%), RAMPS 1:12 (8.3%)
 7. PLACE CONSTRUCTION ENTRANCE/EXIT TO CONTROL TRACKING OF SEDIMENT ONTO ROADWAYS. STABILIZE ANY CUT SLOPE IMMEDIATELY WITH SEEDING, SPRIGGING, SODDING, OR OTHER APPROVED METHOD UPON COMPLETION TO PREVENT EROSION.
 8. ALL UTILITIES EXIST ON SITE; THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 200' NORTH OF SUBJECT ON EXECUTIVE SQUARE.
 9. STABILIZE SLOPES GREATER THAN 3:1 WITH TERRACED LANDSCAPING, RIPRAP, GEOGRID, RETAINING WALL, PAVING OR OTHER ARCHITECT/ENGINEER APPROVED METHOD.
 10. FILL IN EXCESS OF 8" SHALL BE COMPACTED IN 8" LIFTS.
 11. ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS STORMWATER DRAINAGE DESIGN MANUAL.
 12. EXISTING SOIL TYPE: FALAYA SILT LOAM (0-1% SLOPES) TYPE B/D
 13. NO DETENTION STORAGE REQUIRED - IMPERVIOUS ADDITION LESS THAN 2000 SQ. FT.
 14. MINIMUM REQUIRED ZONING SETBACKS: COMMERCIAL (C-3)
STREET SETBACK - 25'
SIDE SETBACK - 10'
REAR SETBACK - 20'
 15. PARKING REQUIREMENTS BASED ON "MULTIFAMILY HOUSING" 1.75 SPACE PER ONE BEDROOM, 2.25 SPACE PER TWO BEDROOM, 3.00 SPACE PER THREE BEDROOM = 295 REQUIRED SPACES, 295 SPACES PROVIDED (8 SPACES ARE ADA COMPLIANT).
 16. NUMBER OF PROPOSED UNITS: 7 NEW STRUCTURES
ONE BEDROOM: 10
TWO BEDROOM: 28
TOTAL UNITS: 34
 17. ALL PROPOSED SIDE WALKS TO BE 5' WIDE.



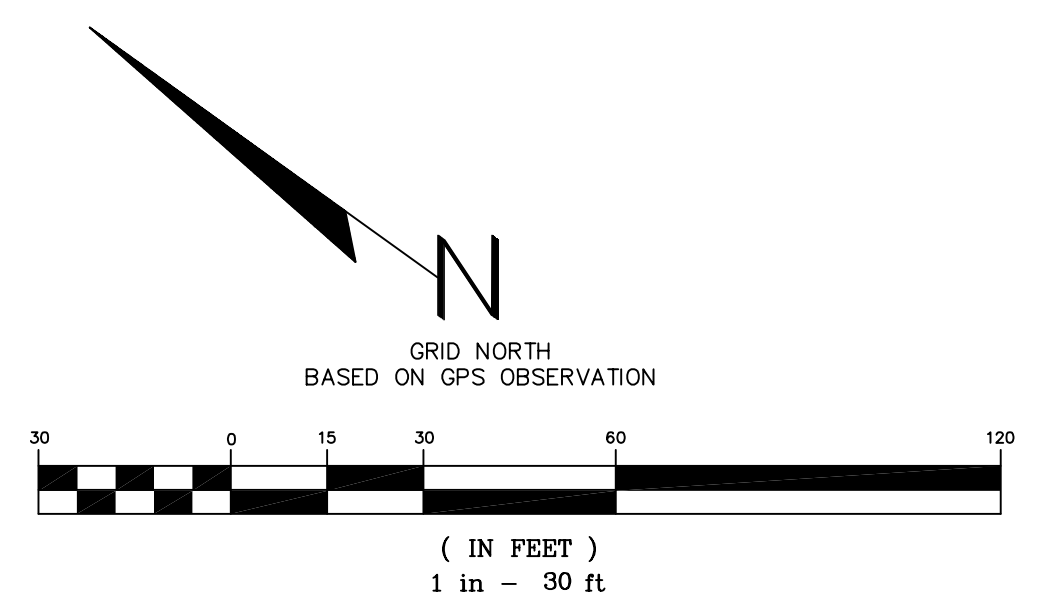
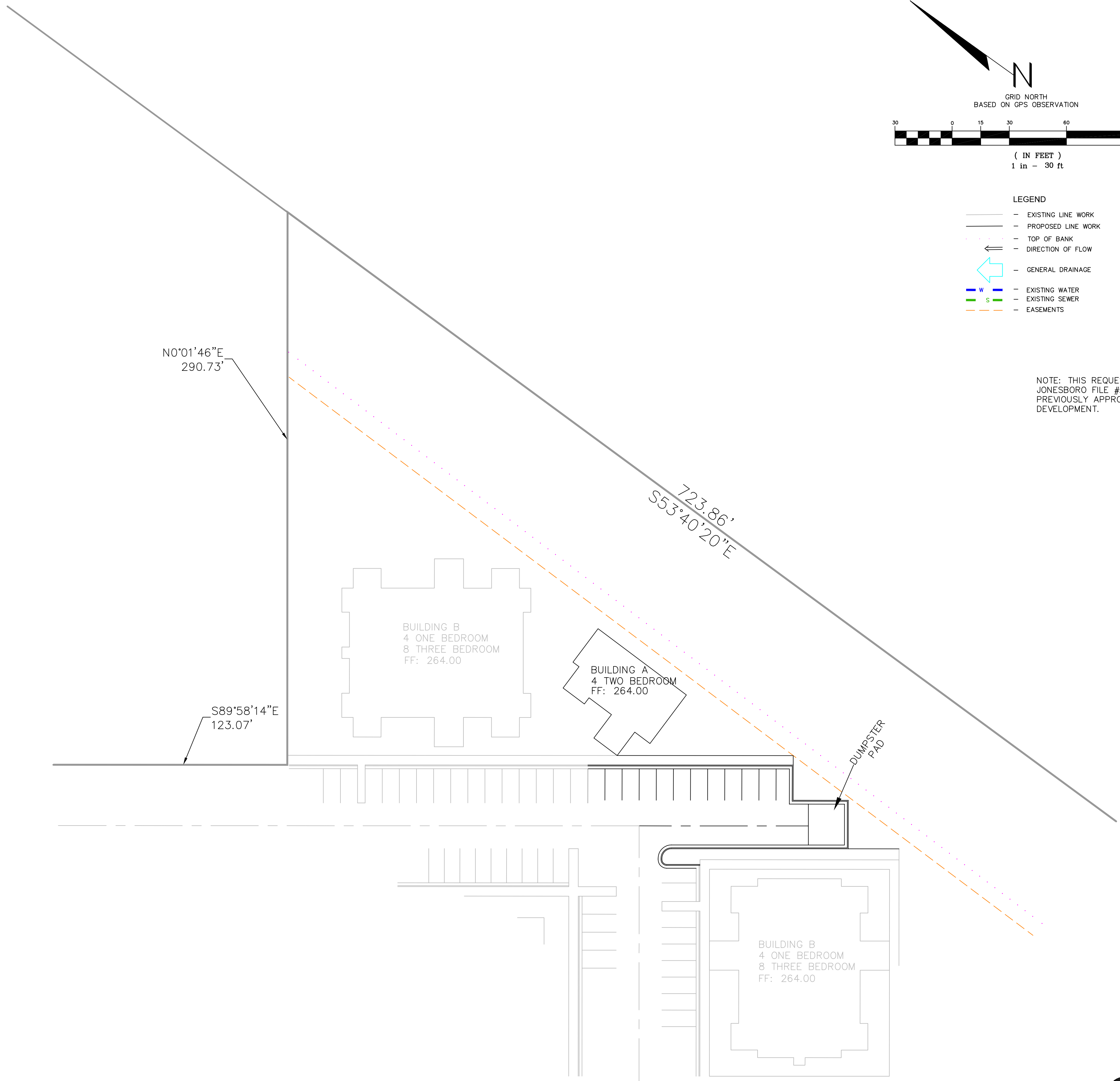
GRADING AND DRAINAGE

**MULTIFAMILY HOUSING PLANS
CRAIGHEAD COMMONS PHASE 3
JONESBORO, ARKANSAS**



MCALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING 4508 STADIUM BLVD, STE D JONESBORO, AR 72404 870-931-1420	DRAWN BY: DW SCALE: 1" = 30' CAD FILE CRAIGHEADCOMMONSPLAN DWG REF. JOB NO. 1672958 SURVEY #:	CHECKED BY: CM/JH DATE: 11JUL16 SHEET 4 / 7
CLARENCE W. "MAC" MCALISTER, PE, PS		

DATE	REVISION	BY



- LEGEND**
- - - EXISTING LINE WORK
 - - - PROPOSED LINE WORK
 - - - TOP OF BANK
 - - - DIRECTION OF FLOW
 - - - GENERAL DRAINAGE
 - - - EXISTING WATER
 - - - EXISTING SEWER
 - - - EASEMENTS

NOTE: THIS REQUEST RELATES TO JONESBORO FILE #: SP-13-16, A PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT.

NOTES:

1. GPS CONTROL - GPS OBSERVATION, ARKANSAS STATE PLANE NORTH ZONE
2. HORIZONTAL CONTROL - NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
3. VERTICAL CONTROL - NAVD 88, THIRD ORDER VERTICAL
4. OWNER INFORMATION: CEASAR ISLAS
ENGINEER INFORMATION: McALISTER ENGINEERING, 4508 STADIUM BLVD SUITE D, JONESBORO, AR 72404
5. PROPERTY IS PARTIALLY LOCATED IN THE FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 05031C0134-C, EFFECTIVE DATE: SEPTEMBER 27, 1991
6. (ADA COMPLIANCE) ACCESSIBLE PARKING AND ROUTE MAXIMUM SLOPES - CROSS-SLOPES 1:50 (2%), ACCESSIBLE ROUTE 1:20 (5%), RAMPS 1:12 (8.3%)
7. PLACE CONSTRUCTION ENTRANCE/EXIT TO CONTROL TRACKING OF SEDIMENT ONTO ROADWAYS. STABILIZE ANY CUT SLOPE IMMEDIATELY WITH SEEDING, SPRIGGING, SODDING, OR OTHER APPROVED METHOD UPON COMPLETION TO PREVENT EROSION.
8. ALL UTILITIES EXIST ON SITE; THE NEAREST FIRE HYDRANT IS LOCATED APPROXIMATELY 200' NORTH OF SUBJECT ON EXECUTIVE SQUARE.
9. STABILIZE SLOPES GREATER THAN 3:1 WITH TERRACED LANDSCAPING, RIPRAP, GEOGRID, RETAINING WALL, PAVING OR OTHER ARCHITECT/ENGINEER APPROVED METHOD.
10. FILL IN EXCESS OF 8" SHALL BE COMPACTED IN 8" LIFTS.
11. ALL DRAINAGE STRUCTURES SHALL BE BUILT IN ACCORDANCE WITH THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS STORMWATER DRAINAGE DESIGN MANUAL.
12. EXISTING SOIL TYPE: FALAYA SILT LOAM (0-1% SLOPES) TYPE B/D
13. NO DETENTION STORAGE REQUIRED - IMPERVIOUS ADDITION LESS THAN 2000 SQ. FT.
14. MINIMUM REQUIRED ZONING SETBACKS: COMMERCIAL (C-3)
STREET SETBACK - 25'
SIDE SETBACK - 10'
REAR SETBACK - 20'
15. PARKING REQUIREMENTS BASED ON "MULTIFAMILY HOUSING" 1.75 SPACE PER ONE BEDROOM, 2.25 SPACE PER TWO BEDROOM, 3.00 SPACE PER THREE BEDROOM = 295 REQUIRED SPACES, 295 SPACES PROVIDED (8 SPACES ARE ADA COMPLIANT).
16. NUMBER OF PROPOSED UNITS: 7 NEW STRUCTURES

ONE BEDROOM: 10
TWO BEDROOM: 28
TOTAL UNITS: 34
17. ALL PROPOSED SIDE WALKS TO BE 5' WIDE.

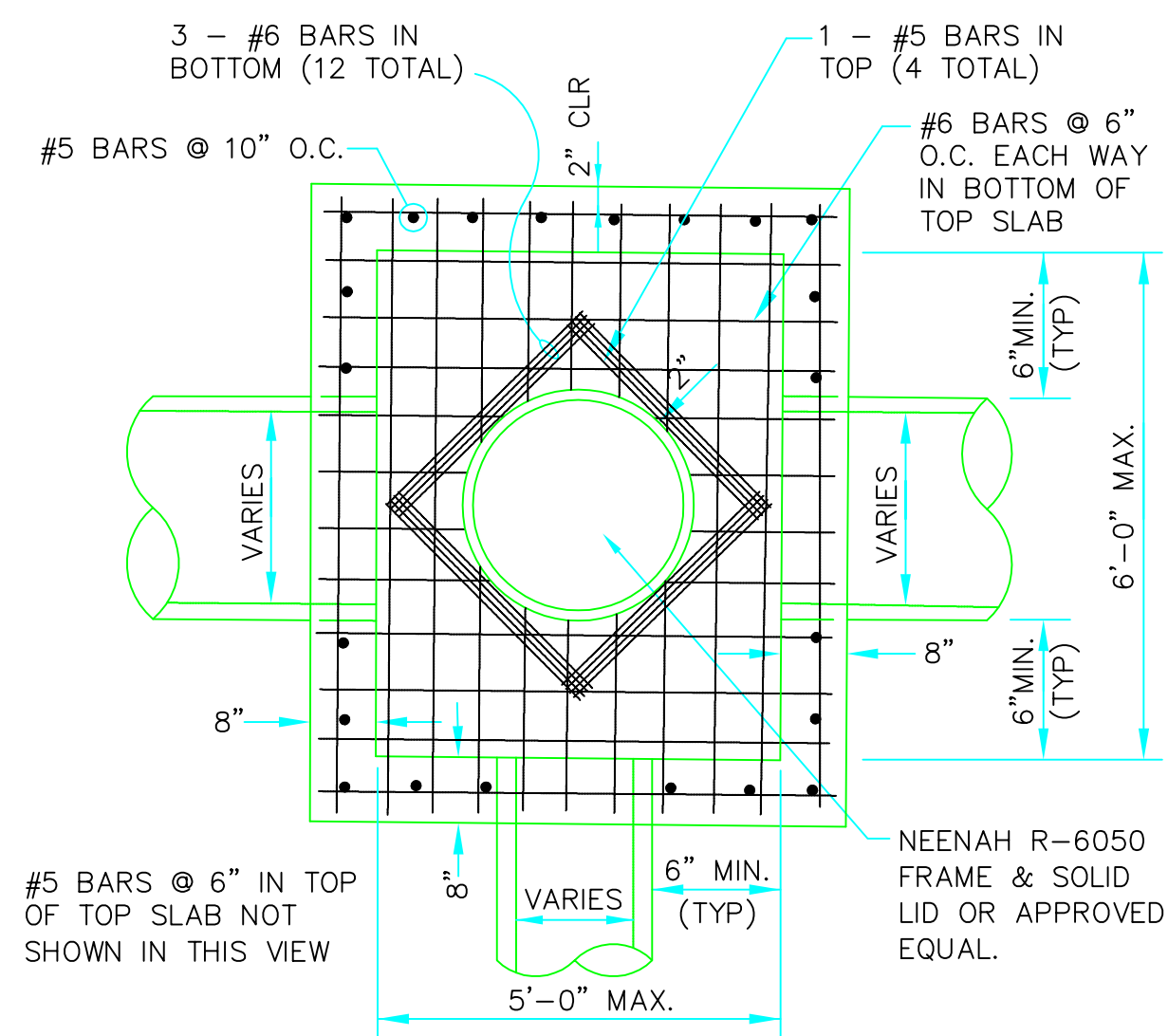
GRADING AND DRAINAGE

**MULTIFAMILY HOUSING PLANS
CRAIGHEAD COMMONS PHASE 3
JONESBORO, ARKANSAS**



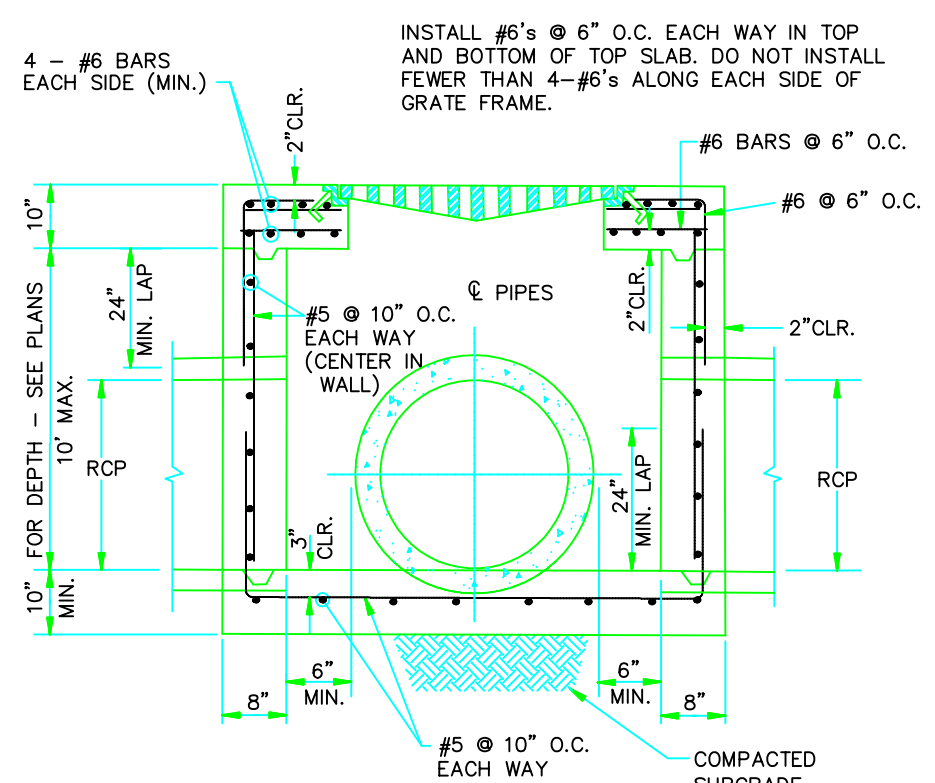
Know what's below.
Call before you dig.

McALISTER ENGINEERING CIVIL ENGINEERING AND LAND SURVEYING <small>4508 STADIUM BLVD, STE D JONESBORO, AR 72404 870-931-1420</small>	DRAWN BY: DW SCALE: 1" = 30' CAD FILE CRAIGHEADCOMMONSPLAN DWG REF.	CHECKED BY: CM/JH DATE: 11JUL16 JOB NO. 1672958 SURVEY #
	CLARENCE W. "Mac" McALISTER, PE, PS SHEET 5 / 7	
	DATE: _____ REVISION: _____ BY: _____	
	© Copyright 2016 McALISTER ENGINEERING	



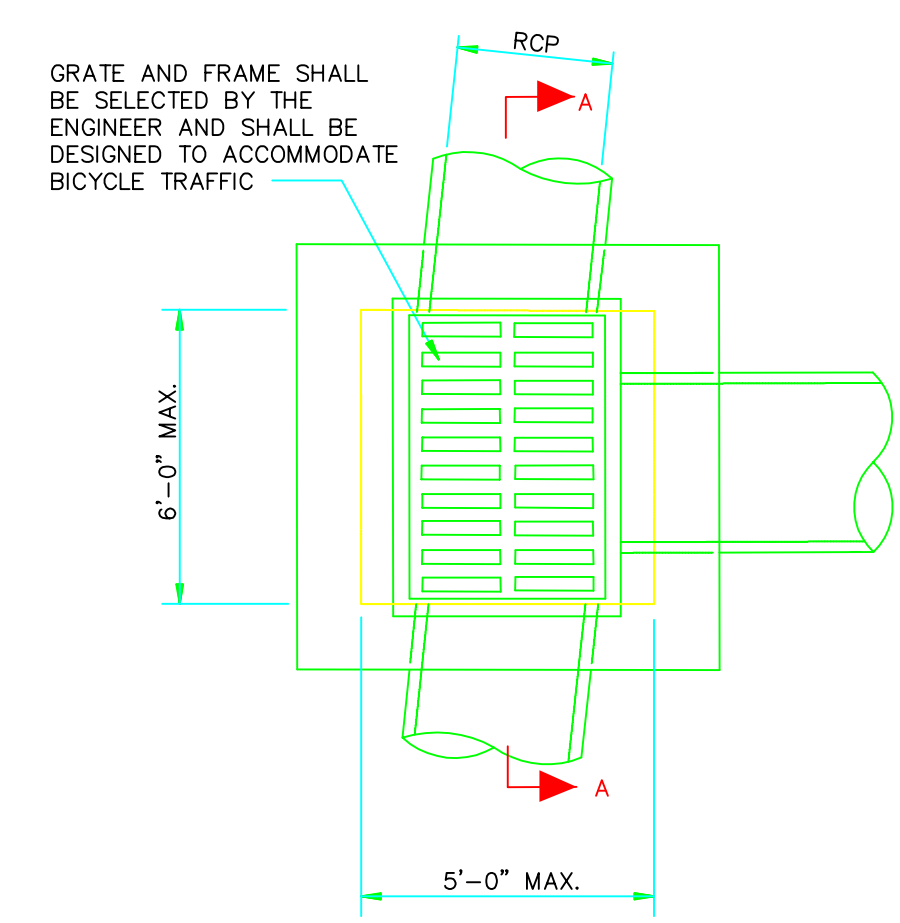
PLAN - JUNCTION BOX - HEAVY

SCALE: NONE

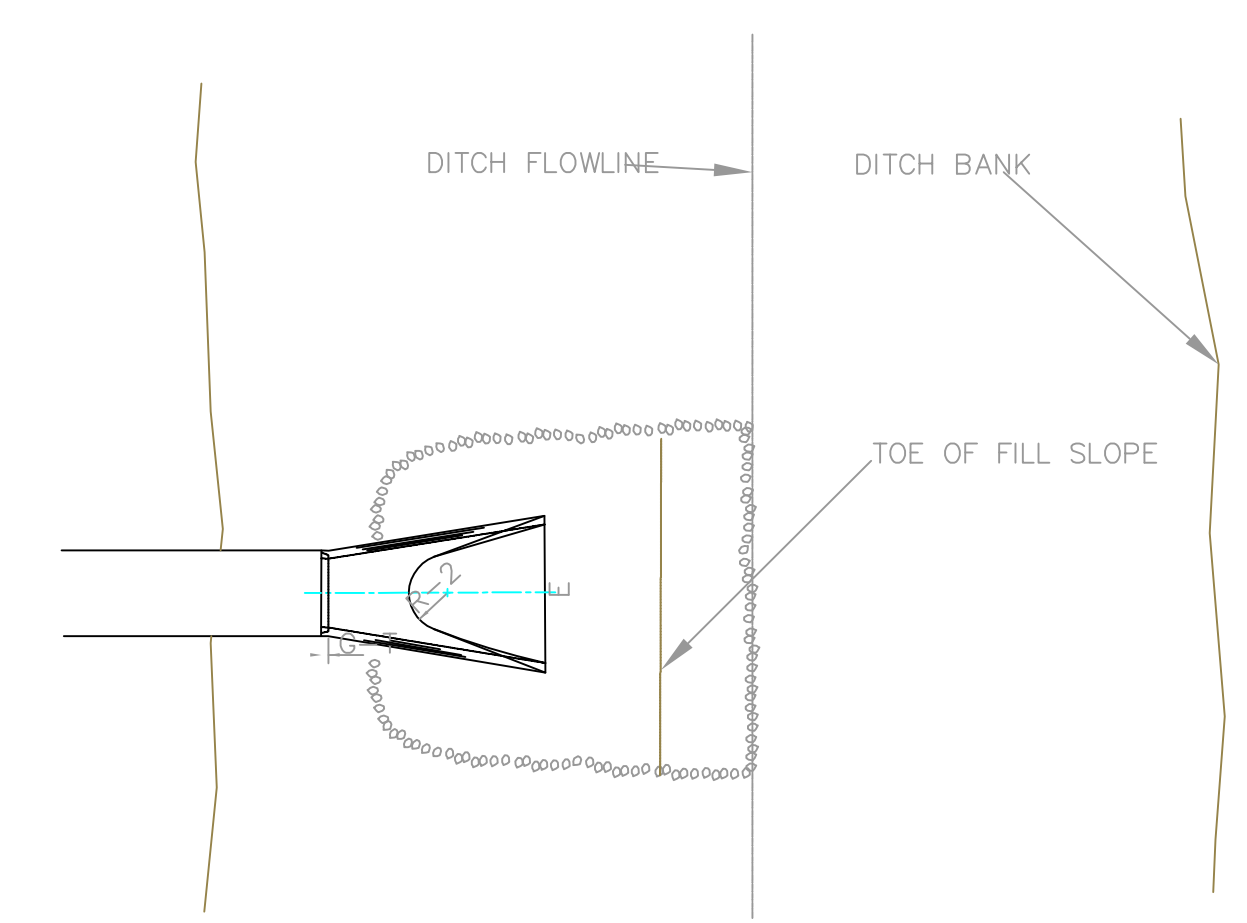


SECTION 'A-A' - GRATE INLET - HEAVY

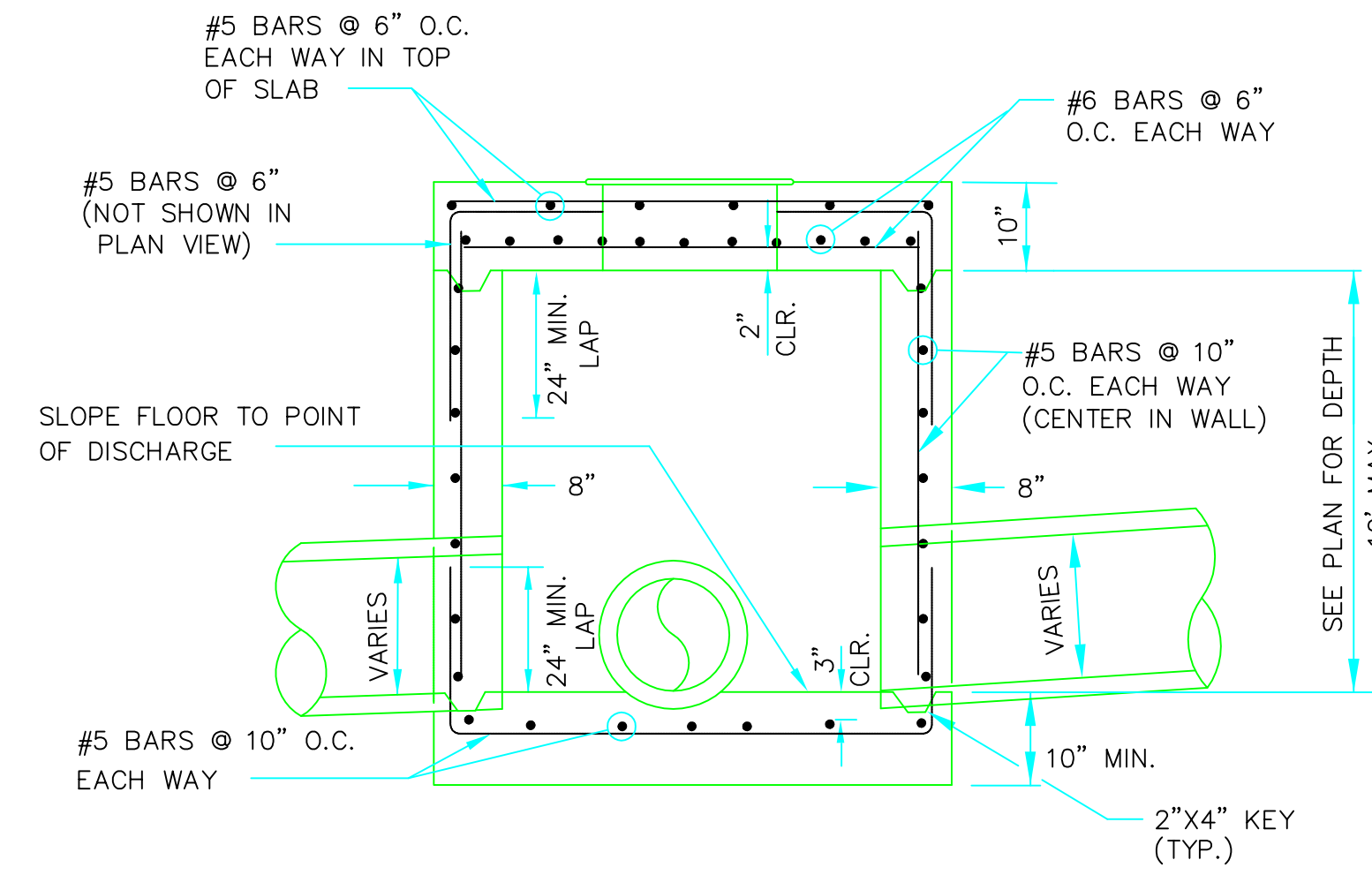
- NOTES:
1. SHOULD BE USED TO ACCOMMODATE VEHICULAR TRAFFIC.
 2. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
 3. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.



PLAN - GRATE INLET - HEAVY



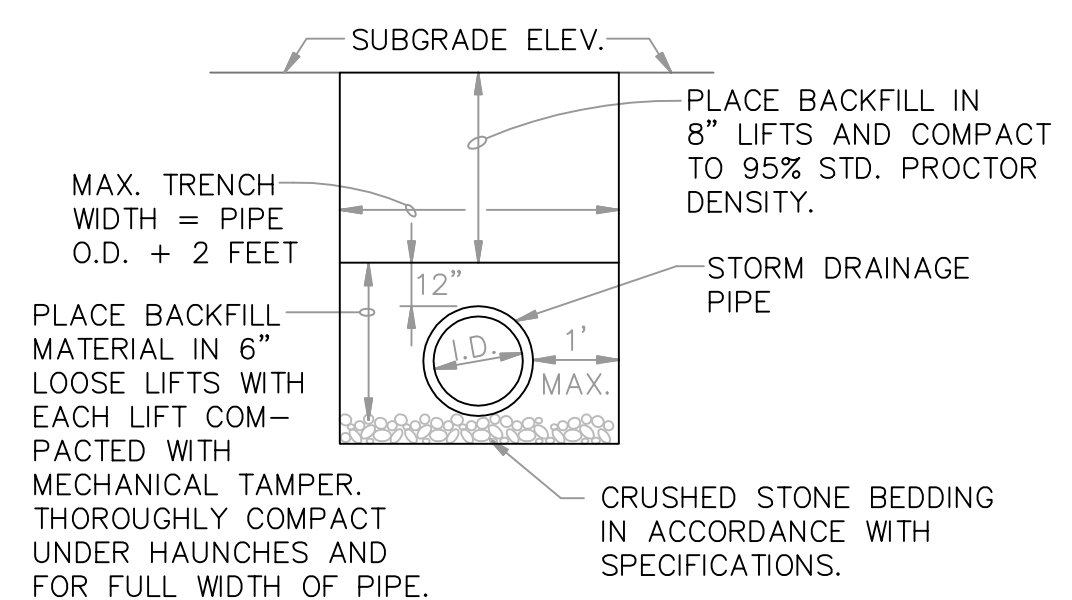
PLAN - DUMPED RIPRAP



SECTION - JUNCTION BOX - HEAVY

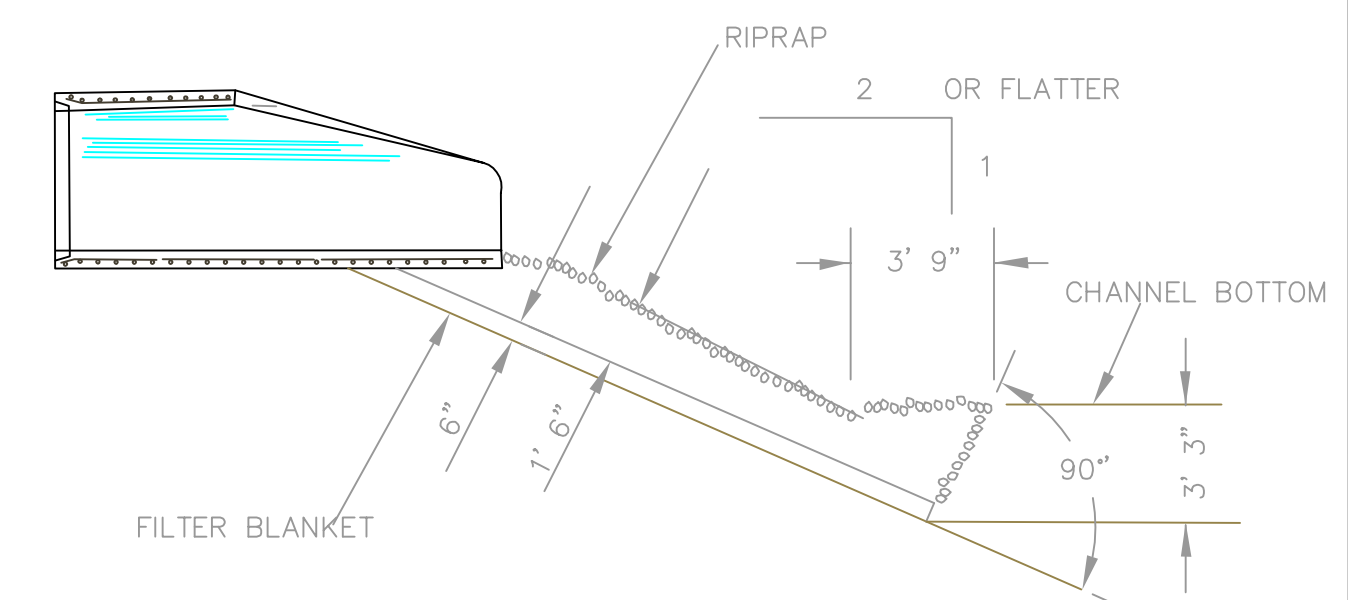
N.T.S.

- NOTES:
1. SHOULD BE USED TO ACCOMMODATE VEHICULAR TRAFFIC.
 2. JUNCTION BOXES MORE THAN 3 FEET DEEP SHALL HAVE STANDARD MANHOLE STEPS PLACED @ 15" O.C.
 3. SEE REINFORCING DETAIL FOR OPENING IN WALL OR SLAB.

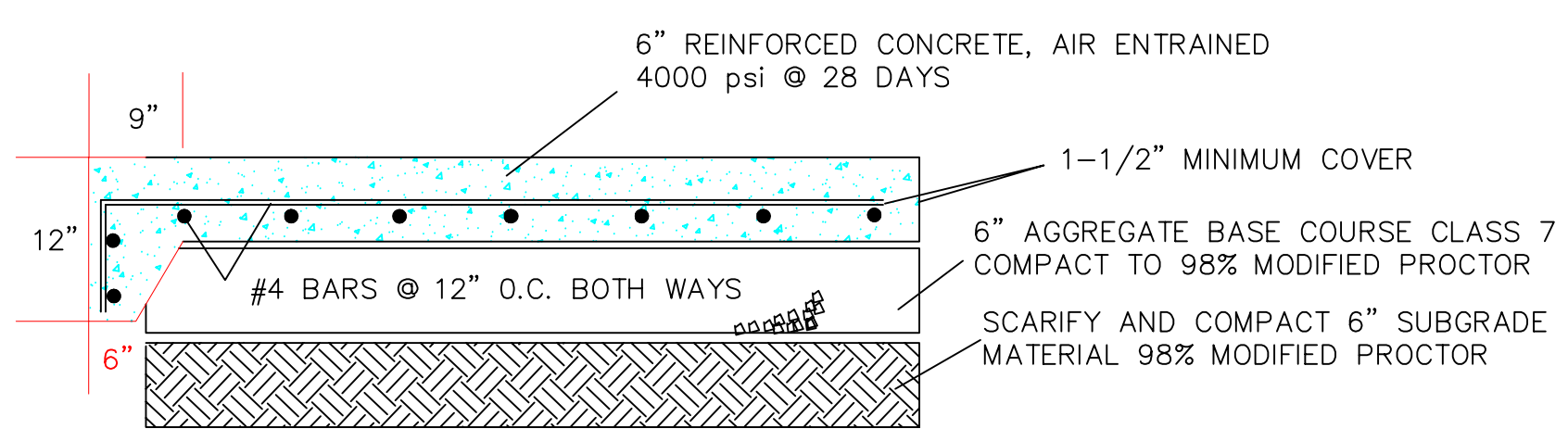


DRAINAGE PIPE TRENCH DETAIL

NOTE: TO BE USED WITH NEW STREET CONSTRUCTION. SEE DRAWING NO. PT-1 FOR EXISTING STREET CUTS.



SECTION - DUMPED RIPRAP



SECTION - CONCRETE PAVEMENT

W/ TURN DOWN

DETAILS

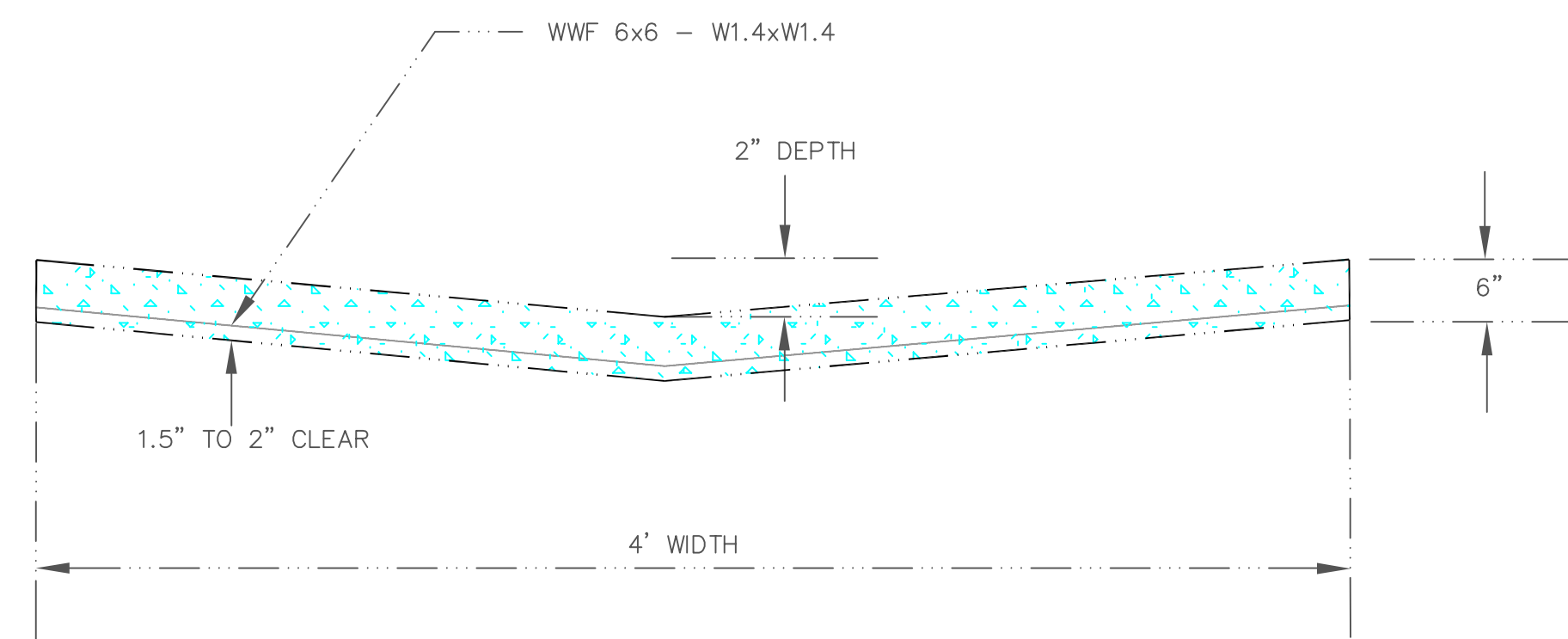
**MULTIFAMILY HOUSING PLANS
CRAIGHEAD COMMONS PHASE 3
JONESBORO, ARKANSAS**

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
4508 STADIUM BLVD STE D
JONESBORO, AR 72404
870-931-1420

DRAWN BY: DW	CHECKED BY: CM
SCALE: 1" = 50'	DATE: 11JUL16
CAD FILE	
DWG NO.	
JOB NO.	
PROJECT	

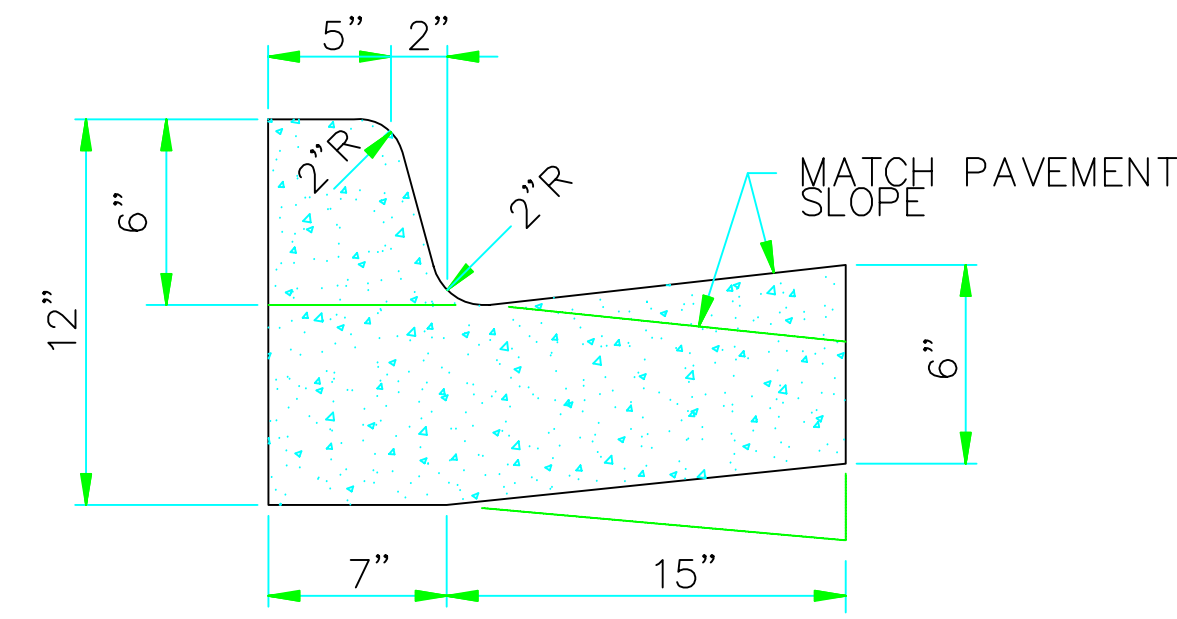
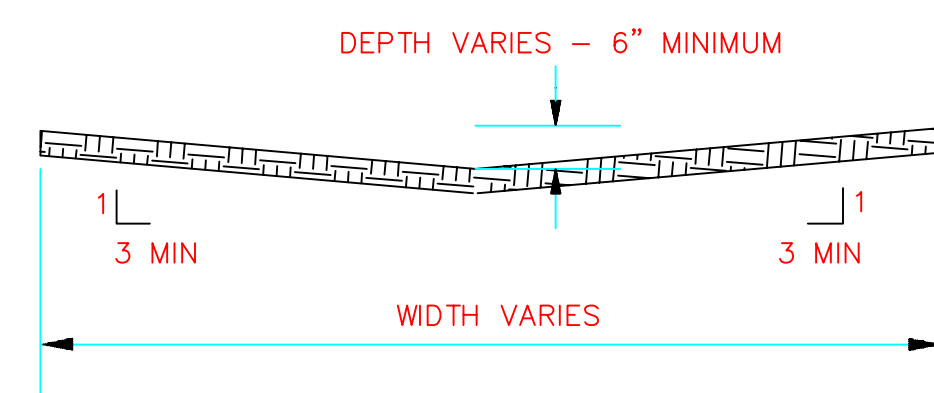
CLARENCE W. "MAC" MCALISTER, PE, PS

SHEET 6 / 7

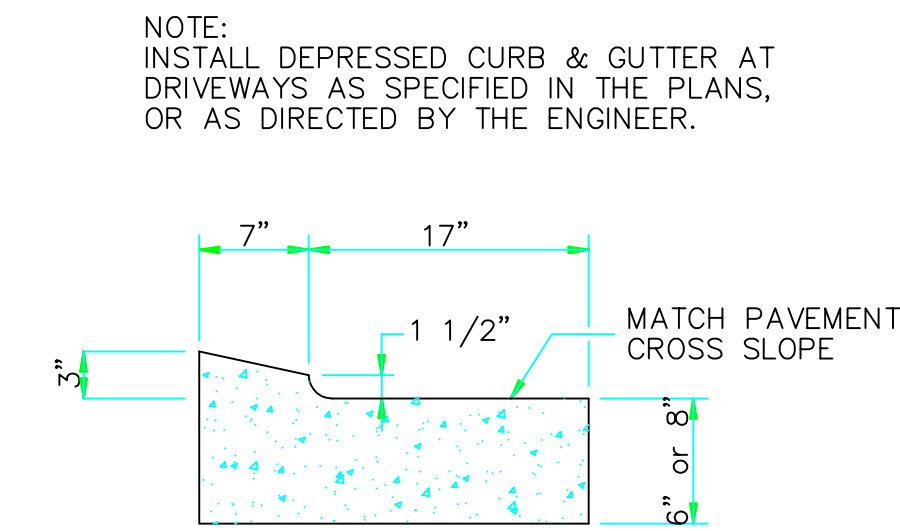


DETAIL - DRAINAGE SWALE
N.T.S.

REMOVE OR ADD ASPHALT AS NECESSARY TO TRANSITION TO CONCRETE SWALE.
CONTRACTION JOINTS AT 12' INTERVALS.

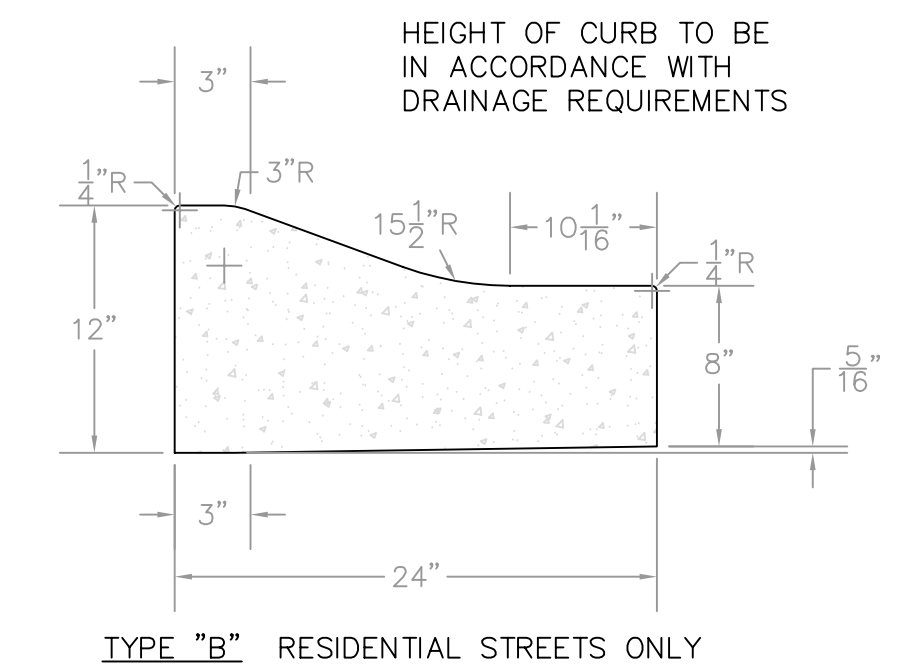


BARRIER CURB
N.T.S.



DEPRESSED CURB
N.T.S.

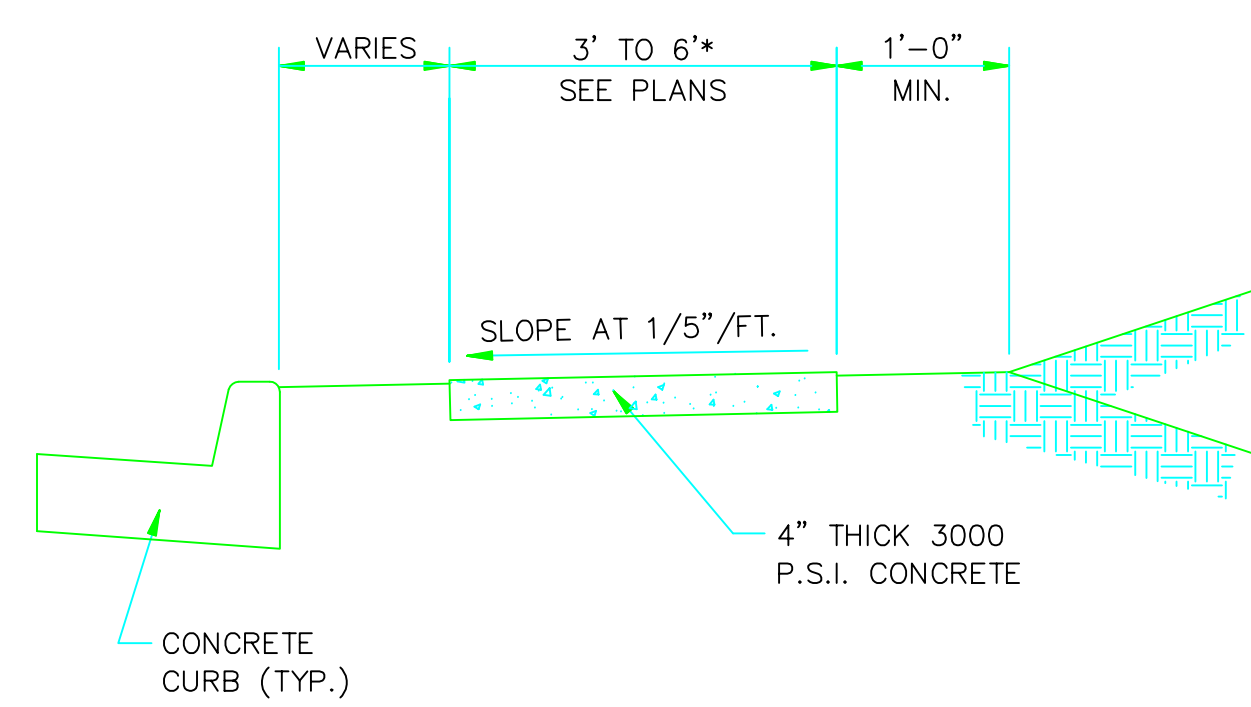
NOTE: INSTALL DEPRESSED CURB & GUTTER AT DRIVEWAYS AS SPECIFIED IN THE PLANS, OR AS DIRECTED BY THE ENGINEER.



COMBINATION CURB AND GUTTER
N.T.S.

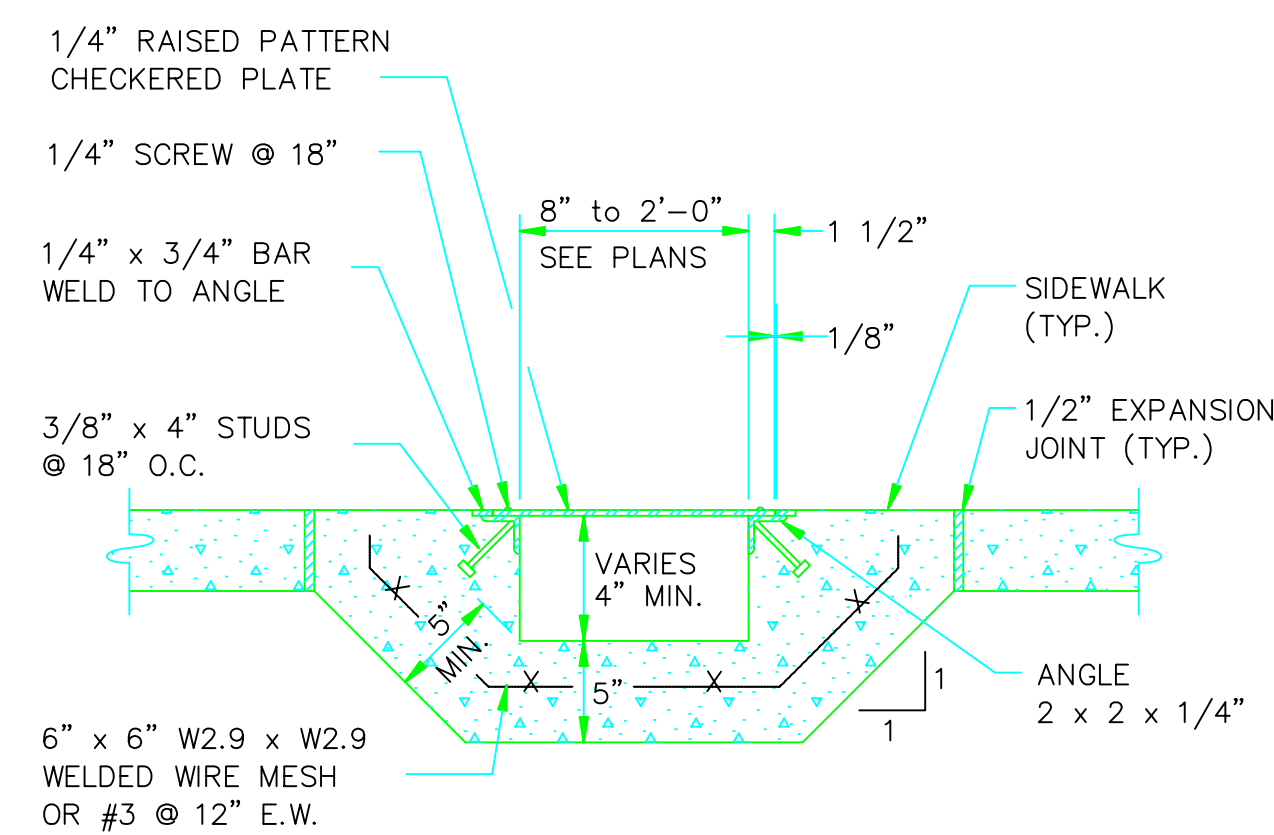
NOTE: CONTRACTION AND EXPANSION JOINTS SHALL BE CONSTRUCTED AT 15' AND 45' INTERVALS RESPECTIVELY.

NO DRIVEWAY CUTS ALLOWED WITH THIS TYPE OF CURB.

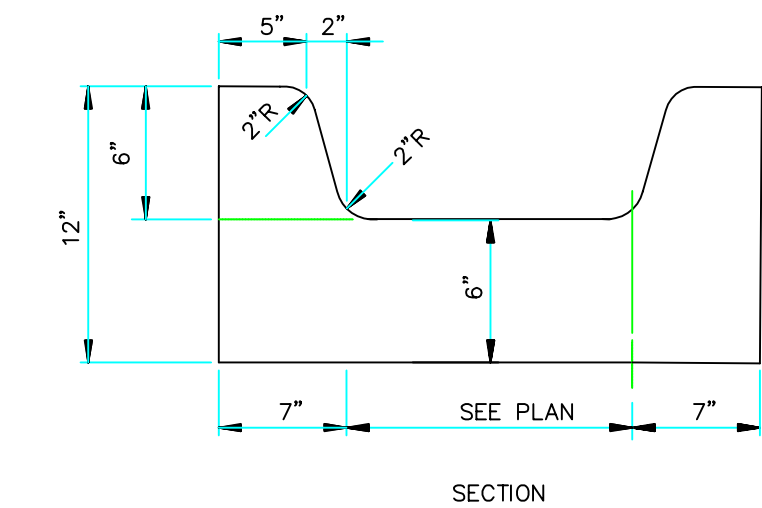


TYPICAL SECTION - SIDEWALK
N.T.S.

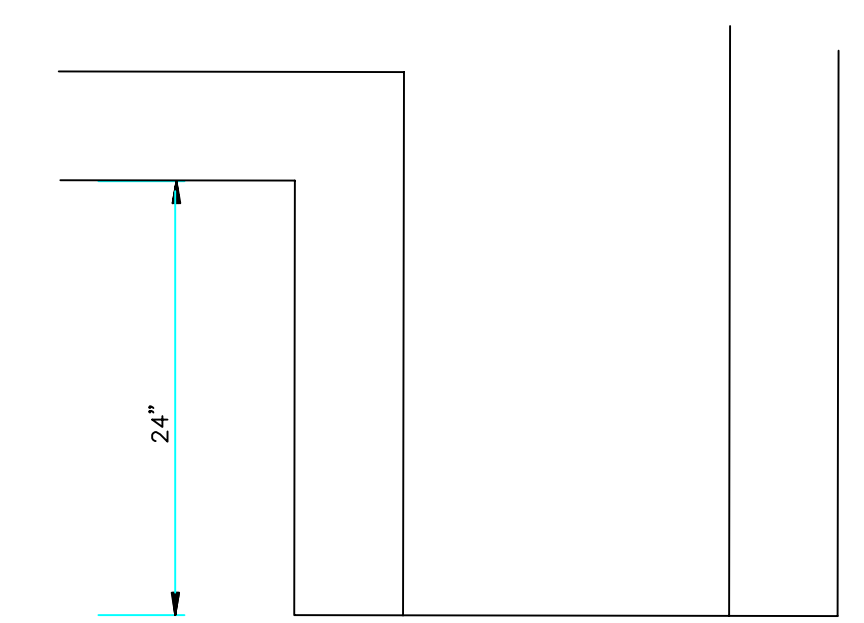
* PLACE GROOVE JOINTS ON 12' INTERVAL



SIDEWALK DRAIN
N.T.S.



CURB CHANNEL
N.T.S.



CURB CHANNEL PLAN
N.T.S.

DETAILS

**MULTIFAMILY HOUSING PLANS
CRAIGHEAD COMMONS PHASE 3
JONESBORO, ARKANSAS**

MCALISTER ENGINEERING
CIVIL ENGINEERING AND LAND SURVEYING
4508 STADIUM BLVD STE D
JONESBORO, AR 72404
870-931-1420

DRAWN BY: DW	CHECKED BY: CM
SCALE: 1" = 50'	DATE: 11JUL16
CAD FILE	
DWG REF.	
JOB NO.	
PROJECT	SHEET 7 / 7

CLARENCE W. "MAC" MCALISTER, PE, PS